122.0	0002	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card /	Total Parcel
APPRAISED:	1,258,400 /	1,258,400
USE VALUE:	1,258,400 /	1,258,400
ASSESSED:	1,258,400 /	1,258,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIRSCH MICHAL BEN-JOSEF &
Owner 2:	HIRSCH RON
Owner 3:	
Street 1:	4 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEGRAND LOUIS H & -
Owner 2:	LEGRAND VIRGINIE M. H. -
Street 1:	4 MONADNOCK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Clapboard Exterior and 2583 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6748.000	688,100	10,100	560,200	1,258,400
Total Card	0.155	688,100	10,100	560,200	1,258,400
Total Parcel	0.155	688,100	10,100	560,200	1,258,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.23 | /Parcel: 487.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	78622
GIS Ref	
GIS Ref	
Insp Date	08/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 122.0-0002-0004.A

!9499!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	688,100	10100	6,748.	560,200	1,258,400		Year end	12/23/2021
2021	101	FV	669,300	10100	6,748.	560,200	1,239,600		Year End Roll	12/10/2020
2020	101	FV	669,300	10100	6,748.	560,200	1,239,600	1,239,600	Year End Roll	12/18/2019
2019	101	FV	490,800	10500	6,748.	591,300	1,092,600	1,092,600	Year End Roll	1/3/2019
2018	101	FV	490,800	10500	6,748.	435,700	937,000	937,000	Year End Roll	12/20/2017
2017	101	FV	490,800	10500	6,748.	417,000	918,300	918,300	Year End Roll	1/3/2017
2016	101	FV	480,700	10500	6,748.	385,900	877,100	877,100	Year End	1/4/2016
2015	101	FV	454,600	10600	6,748.	323,700	788,900	788,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:09:51

LAST REV

Date	Time
11/13/17	09:32:39

ekelly

USER DEFINED

Prior Id # 1:	78622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9499

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEGRAND LOUIS H	67616-224		7/14/2016		1,070,000	No	No		
WALKINSHAW DAVI	60034-170		9/19/2012		860,000	No	No		
	19227-318		7/1/1988		345,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2014	262	New Wind	4,000					
11/11/2003	1080	Re-Roof	7,750					
11/5/2001	830	Redo Kit	26,500	C				REMODEL KITCHEN-EX
6/11/1992	230	Ingr. Po	8,000					INGROUND POOL

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	TTL REFUSAL	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
3/12/2009	Inspected	189	PATRIOT
2/19/2009	Measured	372	PATRIOT
2/19/2009	Measured	372	PATRIOT
5/13/2002	Permit Visit	PM	Peter M
11/9/2000	Hearing N/C	189	PATRIOT
4/12/2000	Inspected	264	PATRIOT
11/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6748		Sq. Ft.	Site		0	90.	0.92	10									560,198						560,200	

Total AC/HA:	0.15491	Total SF/SM:	6748	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	560,198	Spl Credit		Total: 560,200

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15383875
Const Adj.:	0.99989998
Adj $ / SQ:	161.521
Other Features:	114906
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721323
Depreciation:	33181
Depreciated Total:	688142

COMMENTS

sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

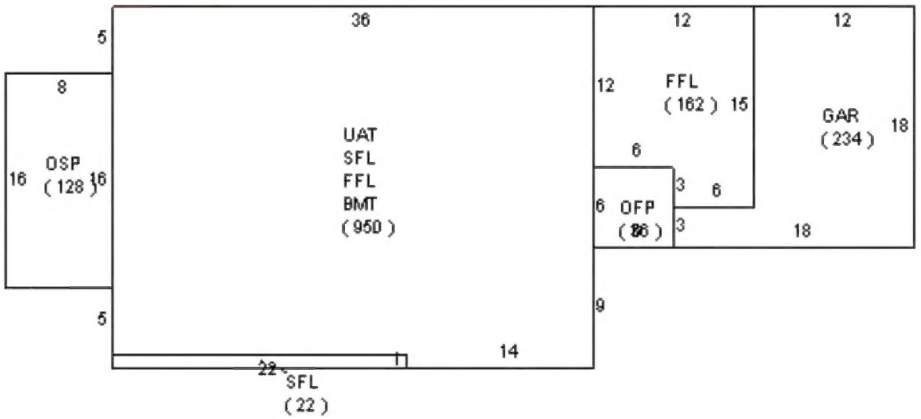
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	214.82
Special Features:	0	Val/Su Net:	187.49
Final Total:	688100	Val/Su SzAd	330.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,112	161.520	179,612
SFL	Second Floor	972	161.520	156,999
BMT	Basement	950	61.060	58,002
UAT	Upper Attic	238	88.840	21,099
GAR	Garage	234	25.680	6,009
OSP	Screen Porch	128	32.330	4,138
OFP	Open Porch	36	44.000	1,584

Net Sketched Area:	3,670			Total:	427,443
Size Ad	2084	Gross Area	4382	FinArea	2583

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 122.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	288	G	GD	1992	34.04	T	16.2	101			8,200			8,200
2	Frame Shed	D	Y	1	6X8	A	AV	1999	0.00	T	16	101						
22	Wood Deck	D	Y	1	12X20	A	AV	1992	10.17	T	21.6	101			1,900			1,900

More:	N	Total Yard Items:	10,100	Total Special Featues:	Total: 10,100

IMAGE

AssessPro Patriot Properties, Inc